



## **ZONING COMMISSION DECISIONS**

**Wednesday, January 8, 2014  
1000 Throckmorton St.  
Council Chamber  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102**

### **COMMISSION MEMBERS:**

|                                    |          |                         |          |
|------------------------------------|----------|-------------------------|----------|
| Nick Genua, CD 7, Chair            | <u>P</u> | Melissa McDougall, CD 5 | <u>P</u> |
| Charles Edmonds, Vice Chair, CD 4, | <u>P</u> | Namon Hollis, CD 6      | <u>P</u> |
| Will Northern, CD 1                | <u>P</u> | Wanda Conlin, CD 8      | <u>P</u> |
| Carlos Flores, CD 2                | <u>P</u> | Gaye Reed, CD 9         | <u>P</u> |
| Robert West, CD 3                  | <u>P</u> |                         |          |

### **I. WORK SESSION 9:00 AM PreCouncil Chamber – 2<sup>nd</sup> Floor**

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| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases                             | Staff |

**The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.**

Discussions at lunch recess:

- 1) Zoning Commission Rules of Procedure
- 2) Standing item: Report of Activities of the City Plan Commission

### **II. PUBLIC HEARING 10:00 AM Council Chamber**

**CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, FEBRUARY 4 AT 7:00 P.M. UNLESS OTHERWISE STATED.**

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| A. Call to Order                                 | Chair      |
| B. Approval of December 11, 2013 Meeting Minutes | <u>9-0</u> |
| C. Continued Cases                               |            |

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| 1. ZC-13-162 N. LUCILLE GILKEY 4023 E. Berry St. 0.16 ac.<br>CD 5  | CONTINUED 30 DAYS<br>UPON COMMISSION'S<br>REQUEST<br>7-2 |
| a. Applicant/Agent: Lucille Gilkey<br>b. Request: <i>From:</i> "ER" Neighborhood Commercial Restricted<br><i>To:</i> "PD/ER" Planned Development for all uses in "ER" Neighborhood<br>Commercial Restricted plus funeral home or mortuary; site plan<br>included |  |
| 2. ZC-13-165 NICHOLAS MARTIN JR. 8913 Randol Mill Rd. 5.61<br>ac. CD 5   | RECOMMENDED FOR<br>APPROVAL                              |

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| <p>a. Applicant/Agent: Anton Mireiter</p> <p>b. Request: <i>From:</i> "PD-933" Planned Development for "R2" Townhouse/Cluster uses, limited to 6 units per acre; site plan required<br/><i>To:</i> Amend "PD-933" to "PD/CR" Planned Development for "CR" Low Density Multifamily to allow six fourplexes plus clubhouse for senior housing; site plan included</p>  | 9-0   |
| <p>3. ZC-13-174 H. S. CHURCHILL TRUST 816 Churchill Rd. 1.9 ac. CD 2</p> <p>a. Applicant/Agent: Dennis Hopkins</p> <p>b. Request: <i>From:</i> "B" Two-Family and "E" Neighborhood Commercial <i>To:</i> "PD/SU" Planned Development/Specific Use for Mobile Home Park; site plan included</p>   | CONTINUED 60 DAYS<br>UPON APPLICANT'S<br>REQUEST<br>9-0 |
| <p>4. ZC-13-175 HULSEY PROPERTIES LLC 2119 Mistletoe Blvd. 0.24 ac. CD 9</p> <p>a. Applicant/Agent: Price Hulsey</p> <p>b. Request: <i>From:</i> "I" Light Industrial <i>To:</i> "UR" Urban Residential</p>  | RECOMMENDED FOR<br>APPROVAL<br>9-0                      |
| <p>5. ZC-13-179 LVG INVESTMENTS 5300-5600 Blocks of White Settlement Rd. 13.60 ac. CD 7</p> <p>a. Applicant/Agent: Richard Smith</p> <p>b. Request: <i>From:</i> "E" Neighborhood Commercial and "PD-724" Planned Development for "MU-1" Low Intensity Mixed-Uses plus bar, farmers market, mobile vendors and hotel, motel within 1,000 of residential property with development standards <i>To:</i> Amend "PD-724" for same uses, add property and allow a single use building up to five stories, with development standards; site plan required</p> | RECOMMENDED FOR<br>APPROVAL<br>9-0                      |

D. New Cases:

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| <p>6. ZC-13-182 RICHARD HOANG 1105 S. Ayers Ave. 0.90 ac. CD 8</p> <p>a. Applicant/Agent: Bryan Garcia</p> <p>b. Request: <i>From:</i> "FR" General Commercial Restricted <i>To:</i> "I" Light Industrial</p>  | RECOMMENDED FOR<br>DENIAL<br>9-0   |
| <p>7. ZC-14-001 PCI GRAND AVE LLC 1203 Lee Ave. and 502 Grand Ave. 0.45 ac. CD 2</p> <p>a. Applicant/Agent: Mark Presswood</p> <p>b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "ER" Neighborhood Commercial Restricted</p>   | RECOMMENDED FOR<br>APPROVAL<br>9-0 |
| <p>8. ZC-14-002 ESTATE OF BEVERLY FLINT, JAMES SMITH, JR., DONALD FRISBIE, ESTATE OF OTHA V. WILLIAMS, GWENDOLYN WILLIAMS, DORIS ROBINSON, JOHN DELIN III, B.H. THOMPSON, AND JOHN &amp; LYNN FARLEY 1409-1511 (odds) Illinois Ave. 1.34 ac. CD 8</p> <p>a. Applicant/Agent: Glen Hahn, Innovative Developers Inc.</p> <p>b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "PD/SU" Planned Development/Specific Use for a friary; site plan included</p> | RECOMMENDED FOR<br>APPROVAL<br>9-0 |

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| <p>9. SP-14-001 GARLAND ALL STORAGE ASSOCIATES, LTD. 2941 Precinct Line Rd. 2.52 ac. CD 5</p> <p>a. Applicant/Agent: Coy Quine<br/> b. Request: Amend "PD-627" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouse, with open and covered parking, excluding the following: liquor or package store, tattoo parlor, pawn shop, massage parlor; site plan required To: Amend "PD-627" site plan to add storage units, outdoor storage, and a retail building; site plan included</p> | <p>CONTINUED 30 DAYS<br/>UPON NEIGHBORHOOD'S<br/>REQUEST<br/>9-0</p> |
| <p>10. ZC-14-004 CHARLES R. LASATER 7300 Blue Mound 9.98 ac. CD 2</p> <p>a. Applicant/Agent: VLMC Inc.<br/> b. Request: From: "A-5" One-Family To "E" Neighborhood Commercial</p>   | <p>RECOMMENDED FOR<br/>APPROVAL<br/>9-0</p>                          |
| <p>11. ZC-14-005 FORT WORTH MIDTOWN RV PARK 2906 W. 6<sup>th</sup> St. 0.57 ac. CD 9</p> <p>a. Applicant/Agent: Robert Baldwin/Baldwin Associates<br/> b. Request: From: "E" Neighborhood Commercial To: "UR" Urban Residential</p>   | <p>RECOMMENDED FOR<br/>APPROVAL<br/>8-1</p>                          |
| <p>12. ZC-14-007 A-S 104 TIMBERLAND TOWN CENTER 12570 N. Beach St. 1.11 ac. CD 7</p> <p>a. Applicant/Agent: Jim Schell/Autozone Inc./Jeff Kauerz<br/> b. Request: From: "PD-855" Planned Development for all uses in "E" Neighborhood Commercial with no maximum building size; site plan waived To: Amend "PD-855" to add an auto parts store; site plan included for auto parts store only</p>  | <p>RECOMMENDED FOR<br/>APPROVAL<br/>9-0</p>                          |
| <p>13. ZC-14-008 NU-WAY INDUSTRIES INC. 3200-3252 Evans Ave. 2.55 ac. CD 8</p> <p>a. Applicant/Agent: Jim Mnoian<br/> b. Request: From: "A-5" One-Family To: "I" Light Industrial</p>   | <p>RECOMMENDED FOR<br/>DENIAL<br/>9-0</p>                            |

**ADJOURNMENT:** 1:38M P.M.

**ASSISTANCE AT THE PUBLIC MEETINGS:**

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**ASISTENCIA A REUNIONES PUBLICAS:**

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

**Executive Session.**

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.